

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
7/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$222,174.98
1110-000 - A/R-Maintenance Fees	\$22,196.10
1112-000 - A/R-Late Fees	\$1,501.31
1113-000 - A/R-Owner Interest	\$153.02
1114-000 - A/R-Administrative Fees	\$20.00
1115-000 - A/R-Legal Costs	\$1,853.95
1117-000 - A/R-Fines	\$75.00
1125-000 - Delinquent Water Bills	\$1,041.62
1190-000 - Allowance for Bad Debts	(\$2,458.98)
1410-000 - Prepaid Insurance-General	\$24,753.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$274,124.49

Reserve

1060-000 - MMA-Popular Bank	\$102,994.35
1080-000 - Merrill Lynch - Cash	\$226,561.34
1081-000 - Merrill Lynch - CD's	\$1,401,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$144,037.61

Reserve Total

\$1,874,593.30

Other

1800-000 - Property & Equipment / 1400-1451	\$427,649.76
1801-000 - Clubhouse	\$1,150,000.00
1890-000 - Accumulated Depreciation	(\$465,363.72)

Other Total

\$1,112,286.04

Assets Total

\$3,261,003.83

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,104.04
2100-000 - Loan - Clubhouse	\$885,597.88
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$900,983.92

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$27,241.86
2460-000 - Unearned Revenue-Cable Rebate	\$35,740.75

Other Total

\$62,982.61

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$266,325.82
3021-000 - Reserve-Master Paving	\$201,631.86
3022-000 - Reserve-Streets	\$257,263.17
3022-001 - Reserve-Walks/Curb	\$71,105.67
3023-000 - Reserve-Roof Repair/Replace	\$118,951.54
3025-000 - Reserve-Recreation Area	\$174,581.83
3025-001 - Reserve-Pool Resurfacing, Equipment	\$26,413.84
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$62,057.87

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7/31/2026

3031-000 - Exterior Home Repair/Replace	(\$13,214.61)	
3040-000 - Reserve-Sewer	\$238,538.49	
3041-000 - Reserve-Water	\$203,945.33	
3046-000 - Reserve-Sprinklers Irrig	\$16,464.27	
3052-000 - Reserve-Storm Drains	\$109,687.81	
3080-000 - Reserve-Interest	\$118,088.00	
<u>Reserve Total</u>	\$1,874,593.30	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$37,910.09	
<i>Liabilities & Equity Total</i>		\$3,260,660.48

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,770.92	\$1,230,132.44
6070-000 - Interest Income-Operating	\$5.68	\$36.90
6071-000 - Interest Income-Reserve	\$5,342.80	\$38,402.90
6082-000 - Late Fee Income	\$200.00	\$1,415.00
6083-000 - Other Income-General	\$690.00	\$3,040.00
<u>Total Revenues</u>	\$182,009.40	\$1,273,027.24
<i>Total Income</i>	\$182,009.40	\$1,273,027.24
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$27,503.00
7210-000 - Legal & Professional	\$829.89	\$4,674.10
7212-001 - Professional-Audit Fees	\$0.00	\$2,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$61.25
7310-006 - Taxes-Pool Permit	\$0.00	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	(\$2,410.39)
7510-000 - Admin Expenses-Office	\$243.47	\$1,359.99
7710-001 - Mortgage Interest	\$3,410.00	\$24,415.54
7810-000 - Uncollectible Assessments	\$250.00	\$1,750.00
<u>Total Administrative</u>	\$8,662.36	\$60,153.49
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$73,733.38
8021-000 - Salaries / Payroll Expense	\$1,893.39	\$11,388.51
8110-038 - R&M-Rec Area	\$2,226.77	\$14,103.22
8210-001 - Grounds-Lawn Service	\$9,979.82	\$79,638.74
8312-000 - Pool-Service-General	\$885.00	\$6,068.56
8710-001 - Utilities-Electric	\$2,399.25	\$15,787.78
8710-004 - Utilities-Electric-Pool Heating	\$1,714.84	\$11,163.82
8710-007 - Utilities-Sewer & Water	\$32,184.80	\$226,454.40
8710-010 - Utilities-Reclaimed Water	\$3,325.20	\$19,672.10
8710-012 - Utilities-Cable TV	\$22,128.23	\$136,630.20
<u>Total Services & Utilities</u>	\$87,270.64	\$594,640.71
<i>Total Expense</i>	\$95,933.00	\$654,794.20
Operating Net Income	\$86,076.40	\$618,233.04
Reserve Income		
<i>Total Reserve Income</i>	\$0.00	\$0.00
Reserve Expense		
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$67,083.31

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026	Year To Date
9621-000 - Reserve-Master Paving	\$2,083.33	\$14,583.31
9622-000 - Reserve-Streets	\$2,083.33	\$14,583.31
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$13,766.69
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$338,333.31
9625-000 - Reserve-Recreation Area	\$1,000.00	\$7,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$1,166.69
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$1,986.81
9631-000 - Exterior Home Repair	\$2,500.00	\$17,500.00
9640-000 - Reserve-Sewer	\$833.33	\$5,833.31
9641-000 - Reserve-Water	\$4,166.67	\$29,166.69
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$16,333.31
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$14,583.31
9900-000 - Reserve Expense-Interest	\$5,342.80	\$38,402.90
<u>Total Reserve Expense</u>	<u>\$82,759.95</u>	<u>\$580,322.95</u>
 <i>Total Reserve Expense</i>	 \$82,759.95	 \$580,322.95
 Reserve Net Income	 (\$82,759.95)	 (\$580,322.95)
 Net Income	 \$3,316.45	 \$37,910.09

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,770.92	\$175,719.92	\$51.00	0.03%	\$1,230,132.44	\$1,230,039.44	\$93.00	0.01%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.68	\$0.00	\$5.68	100.00%	\$36.90	\$0.00	\$36.90	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$5,342.80	\$0.00	\$5,342.80	100.00%	\$38,402.90	\$0.00	\$38,402.90	100.00%	\$0.00
6082-000 - Late Fee Income	\$200.00	\$0.00	\$200.00	100.00%	\$1,415.00	\$0.00	\$1,415.00	100.00%	\$0.00
6083-000 - Other Income-General	\$690.00	\$0.00	\$690.00	100.00%	\$3,040.00	\$0.00	\$3,040.00	100.00%	\$0.00
<u>Total Revenues</u>	\$182,009.40	\$175,719.92	\$6,289.48	3.58%	\$1,273,027.24	\$1,230,039.44	\$42,987.80	3.49%	\$2,108,639.00
Total Income	\$182,009.40	\$175,719.92	\$6,289.48	3.58%	\$1,273,027.24	\$1,230,039.44	\$42,987.80	3.49%	\$2,108,639.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$27,503.00	\$26,658.31	(\$844.69)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$829.89	\$583.33	(\$246.56)	(42.27%)	\$4,674.10	\$4,083.31	(\$590.79)	(14.47%)	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$2,500.00	\$3,791.69	\$1,291.69	34.07%	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$61.25	\$35.56	(\$25.69)	(72.24%)	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$823.83	\$823.83	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$300.00	\$175.00	(\$125.00)	(71.43%)	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	(\$2,410.39)	\$5,565.00	\$7,975.39	143.31%	\$9,540.00
7510-000 - Admin Expenses-Office	\$243.47	\$367.58	\$124.11	33.76%	\$1,359.99	\$2,573.06	\$1,213.07	47.15%	\$4,411.00
7710-001 - Mortgage Interest	\$3,410.00	\$7,379.33	\$3,969.33	53.79%	\$24,415.54	\$51,655.31	\$27,239.77	52.73%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$1,750.00	\$1,750.00	\$0.00	0.00%	\$3,000.00
<u>Total Administrative</u>	\$8,662.36	\$13,873.01	\$5,210.65	37.56%	\$60,153.49	\$97,111.07	\$36,957.58	38.06%	\$166,476.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$73,733.38	\$73,733.31	(\$0.07)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$1,893.39	\$1,762.33	(\$131.06)	(7.44%)	\$11,388.51	\$12,336.31	\$947.80	7.68%	\$21,148.00
8110-038 - R&M-Rec Area	\$2,226.77	\$1,369.92	(\$856.85)	(62.55%)	\$14,103.22	\$9,589.44	(\$4,513.78)	(47.07%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$9,566.69	\$9,566.69	100.00%	\$16,400.00
8210-001 - Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$79,638.74	\$75,103.00	(\$4,535.74)	(6.04%)	\$128,748.00
8312-000 - Pool-Service-General	\$885.00	\$1,340.00	\$455.00	33.96%	\$6,068.56	\$9,380.00	\$3,311.44	35.30%	\$16,080.00
8710-001 - Utilities-Electric	\$2,399.25	\$2,470.42	\$71.17	2.88%	\$15,787.78	\$17,292.94	\$1,505.16	8.70%	\$29,645.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
7/1/2026 - 7/31/2026

	7/1/2026 - 7/31/2026				1/1/2026 - 7/31/2026				
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	Annual Budget
8710-004 - Utilities-Electric-Pool Heating	\$1,714.84	\$1,385.17	(\$329.67)	(23.80%)	\$11,163.82	\$9,696.19	(\$1,467.63)	(15.14%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,184.80	\$31,080.83	(\$1,103.97)	(3.55%)	\$226,454.40	\$217,565.81	(\$8,888.59)	(4.09%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$3,325.20	\$2,561.17	(\$764.03)	(29.83%)	\$19,672.10	\$17,928.19	(\$1,743.91)	(9.73%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$22,128.23	\$19,830.92	(\$2,297.31)	(11.58%)	\$136,630.20	\$138,816.44	\$2,186.24	1.57%	\$237,971.00
Total Services & Utilities	\$87,270.64	\$84,429.76	(\$2,840.88)	(3.36%)	\$594,640.71	\$591,008.32	(\$3,632.39)	(0.61%)	\$1,013,157.00
Total Expense	\$95,933.00	\$98,302.77	\$2,369.77	2.41%	\$654,794.20	\$688,119.39	\$33,325.19	4.84%	\$1,179,633.00
Operating Net Income	\$86,076.40	\$77,417.15	\$8,659.25	11.19%	\$618,233.04	\$541,920.05	\$76,312.99	14.08%	\$929,006.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$67,083.31	\$67,083.31	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$13,766.69	\$13,766.69	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$338,333.31	\$338,333.31	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$7,000.00	\$7,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$1,166.69	\$1,166.69	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$1,986.81	\$1,986.81	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$17,500.00	\$17,500.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$5,833.31	\$5,833.31	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$29,166.69	\$29,166.69	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$16,333.31	\$16,333.31	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$14,583.31	\$14,583.31	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$5,342.80	\$0.00	(\$5,342.80)	(100.00%)	\$38,402.90	\$0.00	(\$38,402.90)	(100.00%)	\$0.00
Total Reserve Expense	\$82,759.95	\$77,417.15	(\$5,342.80)	(6.90%)	\$580,322.95	\$541,920.05	(\$38,402.90)	(7.09%)	\$929,006.00
Total Reserve Expense	\$82,759.95	\$77,417.15	(\$5,342.80)	(6.90%)	\$580,322.95	\$541,920.05	(\$38,402.90)	(7.09%)	\$929,006.00
Reserve Net Income	(\$82,759.95)	(\$77,417.15)	(\$5,342.80)	6.90%	(\$580,322.95)	(\$541,920.05)	(\$38,402.90)	7.09%	(\$929,006.00)
Net Income	\$3,316.45	\$0.00	\$3,316.45	100.00%	\$37,910.09	\$0.00	\$37,910.09	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
7/1/2026 - 7/31/2026

Account	7/1/2026 - 7/31/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	(\$16,251.69)	\$0.00	\$0.00	(\$16,251.69)
3020-001 Reserve-House/Roof Painting/Cleaning	\$9,583.33	\$80,525.00	\$337,322.51	\$67,083.31	\$138,080.00	\$266,325.82
3020-002 Reserve Fund-Roof Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020-003 Reserve-Roof Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3021-000 Reserve-Master Paving	\$2,083.33	\$0.00	\$187,048.55	\$14,583.31	\$0.00	\$201,631.86
3022-000 Reserve-Streets	\$2,083.33	\$0.00	\$244,189.83	\$14,583.31	\$1,509.97	\$257,263.17
3022-001 Reserve-Walks/Curb	\$1,966.67	\$0.00	\$58,499.58	\$13,766.69	\$1,160.60	\$71,105.67
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$66,395.45	\$156,519.29	\$355,238.31	\$392,806.06	\$118,951.54
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$1,000.00	\$2,100.00	\$187,650.56	\$7,668.18	\$20,736.91	\$174,581.83
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$1,166.69	\$0.00	\$26,413.84
3025-002 Reserve-Pool Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$22,752.41	\$0.00	\$0.00	\$22,752.41
3027-000 Reserve-Sea Walls	\$283.83	\$0.00	\$60,071.06	\$1,986.81	\$0.00	\$62,057.87
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000 Exterior Home Repair/Replace	\$2,500.00	\$2,776.67	\$0.15	\$17,500.00	\$30,714.76	(\$13,214.61)
3039-000 Reserve-Clubhouse Windows/Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$833.33	\$0.00	\$232,949.97	\$5,833.31	\$244.79	\$238,538.49
3041-000 Reserve-Water	\$4,166.67	\$2,348.39	\$180,214.64	\$29,166.69	\$5,436.00	\$203,945.33
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,333.33	\$2,153.51	\$19,027.02	\$18,722.44	\$21,285.19	\$16,464.27
3048-000 Reserve-Grounds Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$2,083.33	\$0.00	\$104,206.04	\$14,583.31	\$9,101.54	\$109,687.81
3053-000 Reserve Fund-Bridge Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3060-000 Clubhouse Asset	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3079-000 Reserve-Truck/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$5,342.80	\$0.00	\$79,985.10	\$38,402.90	\$300.00	\$118,088.00
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$82,759.95	\$156,299.02	\$1,879,432.17	\$600,285.26	\$621,375.82	\$1,858,341.61